1999 Form N-288A (Rev. 1998)

STATE OF HAWAII — DEPARTMENT OF TAXATION

STATEMENT OF WITHHOLDING ON DISPOSITIONS BY NONRESIDENT PERSONS OF HAWAII REAL PROPERTY INTERESTS

Copy A — For State of Hawaii, Department of Taxation.

1.				LBL UNP OO8
	Description and location of property t key number)	ransferred (Include tax map	6. Transferor/Seller is: An individual or revocable living trust	☐ A partnership
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_		Ta	<u> </u>	An S corporation
2.	Date of transfer or installment payment date	3. Amount realized		Other (Specify)
	, ,		method, check box	orting the gain under the installment
4.	Transferee/Buyer's identification no.		●8. Transferor/Seller's identification	
	(SSN or FEIN)		no., (SSN or FEIN) (If none is available, one will be assigned	
5.	Transferee/Buyer's name			
	·		●10. Name of transferor/seller (S	ee Instructions before entering name)
	Street address			
			Street address	
	City, state, and ZIP code			
	•		City, province or state, post	al code, and country
		BE USED FOR TRANSF ATTACH COPY A OF FORM		
-	ev. 1998) DISPOSITIO	EMENT OF WITHHOLDIN NS BY NONRESIDENT P		
		I REAL PROPERTY INTE		
	Copy A — For State of Hawai	I REAL PROPERTY INTE		
1.	Copy A — For State of Hawai See Instructions of Description and location of property t	I REAL PROPERTY INTE ii, Department of Taxation. on back of this copy.		LBL UNP OO8
1.	Copy A — For State of Hawai	I REAL PROPERTY INTE ii, Department of Taxation. on back of this copy.	RESTS 6. Transferor/Seller is:	LBL UNP CO8 ☐ A partnership
1.	Copy A — For State of Hawai See Instructions of Description and location of property t	I REAL PROPERTY INTE ii, Department of Taxation. on back of this copy.	6. Transferor/Seller is: An individual or revocable living trust	☐ A partnership
	Copy A — For State of Hawai See Instructions of Description and location of property t	I REAL PROPERTY INTE ii, Department of Taxation. on back of this copy.	6. Transferor/Seller is: An individual or revocable living trust A corporation	
	Copy A — For State of Hawai See Instructions of Description and location of property to key number)	I REAL PROPERTY INTE	6. Transferor/Seller is: An individual or revocable living trust A corporation A trust or estate	☐ A partnership ☐ An S corporation
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Instructions to Transferee/Buyer

Prepare Form N-288A for each nonresident transferor/seller subject to withholding. If two or more nonresident transferors/sellers jointly transfer a Hawaii real property interest, prepare a separate Form N-288A for each nonresident transferor/seller. One Form N-288A should be filed for a husband and wife if they will be filing a joint return for the year in which they transferred their Hawaii real property interest. Attach Copy A of Form(s) N-288A to Form N-288.

Joint Transferors/Sellers

If one or more nonresident persons and one or more resident persons jointly transfer a Hawaii real property interest, first, determine the amount subject to withholding by allocating the amount realized from the transfer among the transferors/sellers based on their capital contribution to the property. For this purpose, a husband and wife are treated as having contributed 50% each. Second, withhold on the total amount allocated to nonresident transferors/sellers. Third, credit the amount withheld among the nonresident transferors/sellers as they mutually agree. The transferors/sellers must request that the withholding be credited as agreed upon by the 10th day after the date of transfer. If no agreement is reached, credit the withholding by evenly dividing it among the nonresident transferors/sellers.

Definitions

Amount realized generally means, for purposes of this withholding, the sales or contract price.

Transferee/buyer means any person, the State and the counties and their respective subdivisions, agencies, authorities, and boards, acquiring real property which is located in Hawaii.

Transferor/seller means any person disposing real property which is located in Hawaii.

Box 1 — Enter a description of the property including its location and the nature of any substantial improvements, such as an apartment building or warehouse. Include the tax map key.

Box 2 — Enter the date of transfer. For payments on an installment sale, enter the payment date of the installment.

Box 3 — Enter the amount realized by the transferor/seller whose name appears on this form. If the transferor/seller is reporting the gain under the installment method, enter the principal portion of the total payments for the year.

Box 4 — Enter the identification number (social security number or federal employer identification number) of the transferee/buyer.

Box 5 — Enter the name and address of the transferee/buyer.

Box 6 — Check the applicable box to indicate whether the transferor/seller is an individual or revocable living trust, a partnership, a corporation, an S corporation, or trust (including an irrevocable trust) or estate. If other, please specify. If the transferor/seller is a revocable living trust, or any other trust in which an individual is treated as the owner of the trust, check the box for an individual or revocable living trust. For all other trusts and estates, check the box for a trust or estate.

Box 7 — Check the box, if applicable. The transferor/seller must provide written notification to the transferee/buyer prior to the transfer date if the transferor/seller will elect out of the installment method and report the gain in full in the year of sale. If a transferee/buyer does not receive written notification, the transferee/buyer shall assume that the transferor/seller will report the gain under the installment method.

Box 8 — Enter the identification number, (social security number or federal employer identification number) of the transferor/seller. If the transferor/seller is a revocable living trust, or any other trust in which an individual is treated as the owner of the trust, enter the social security number of the individual. For all other trusts and estates, enter the federal employer identification number of the trust or estate.

Box 9 — Enter the Hawaii income tax withheld by you for the transferor/seller whose name appears on this form. Round the amount to the nearest dollar. If the amount required to be withheld has been waived or exempted, enter a zero (0). If the amount required to be withheld has been reduced or waived by the Department of Taxation, attach a copy of the approved Form N-288B. Also, the one or more of the transferor/sellers are exempt from the withholding and you are issuing the exempt transferor/seller a Form N-288A, attach a copy of the exempt transferor/seller's Form N-289.

Box 10 — Enter the name and address of the transferor/seller. If the transferor/seller is a trust or estate, enter the name and address of the trust or estate. Do not enter information relating to the fiduciary.

Note: If the transferor/seller is a partnership, an S corporation, or a trust or estate, please attach a schedule showing the name, identification number, and amount of the withholding allocated to each partner or member, S corporation shareholder, or beneficiary of the trust or estate.

For more definitions and rules, see the Instructions for Form N-288.

Instructions to Transferee/Buyer

Prepare Form N-288A for each nonresident transferor/seller subject to withholding. If two or more nonresident transferors/sellers jointly transfer a Hawaii real property interest, prepare a separate Form N-288A for each nonresident transferor/seller. One Form N-288A should be filed for a husband and wife if they will be filing a joint return for the year in which they transferred their Hawaii real property interest. Attach Copy A of Form(s) N-288A to Form N-288.

Joint Transferors/Sellers

If one or more nonresident persons and one or more resident persons jointly transfer a Hawaii real property interest, first, determine the amount subject to withholding by allocating the amount realized from the transfer among the transferors/sellers based on their capital contribution to the property. For this purpose, a husband and wife are treated as having contributed 50% each. Second, withhold on the total amount allocated to nonresident transferors/sellers. Third, credit the amount withheld among the nonresident transferors/sellers as they mutually agree. The transferors/sellers must request that the withholding be credited as agreed upon by the 10th day after the date of transfer. If no agreement is reached, credit the withholding by evenly dividing it among the nonresident transferors/sellers.

Definitions

Amount realized generally means, for purposes of this withholding, the sales or contract price.

Transferee/buyer means any person, the State and the counties and their respective subdivisions, agencies, authorities, and boards, acquiring real property which is located in Hawaii.

Transferor/seller means any person disposing real property which is located in Hawaii

Box 1 — Enter a description of the property including its location and the nature of any substantial improvements, such as an apartment building or warehouse. Include the tax map key.

Box 2 — Enter the date of transfer. For payments on an installment sale, enter the payment date of the installment.

Box 3 — Enter the amount realized by the transferor/seller whose name appears on this form. If the transferor/seller is reporting the gain under the installment method, enter the principal portion of the total payments for the year.

 $\mbox{\bf Box}\mbox{\bf 4}$ — Enter the identification number (social security number or federal employer identification number) of the transferee/buyer.

Box 5 — Enter the name and address of the transferee/buyer.

Box 6 — Check the applicable box to indicate whether the transferor/seller is an individual or revocable living trust, a partnership, a corporation, an S corporation, or trust (including an irrevocable trust) or estate. If other, please specify. If the transferor/seller is a revocable living trust, or any other trust in which an individual is treated as the owner of the trust, check the box for an individual or revocable living trust. For all other trusts and estates, check the box for a trust or estate.

Box 7 — Check the box, if applicable. The transferor/seller must provide written notification to the transferee/buyer prior to the transfer date if the transferor/seller will elect out of the installment method and report the gain in full in the year of sale. If a transferee/buyer does not receive written notification, the transferee/buyer shall assume that the transferor/seller will report the gain under the installment method.

Box 8 — Enter the identification number, (social security number or federal employer identification number) of the transferor/seller. If the transferor/seller is a revocable living trust, or any other trust in which an individual is treated as the owner of the trust, enter the social security number of the individual. For all other trusts and estates, enter the federal employer identification number of the trust or estate.

Box 9 — Enter the Hawaii income tax withheld by you for the transferor/seller whose name appears on this form. Round the amount to the nearest dollar. If the amount required to be withheld has been waived or exempted, enter a zero (0). If the amount required to be withheld has been reduced or waived by the Department of Taxation, attach a copy of the approved Form N-288B. Also, if one or more of the transferor/sellers are exempt from the withholding and you are issuing the exempt transferor/seller a Form N-288A, attach a copy of the exempt transferor/seller's Form N-289.

Box 10 — Enter the name and address of the transferor/seller. If the transferor/seller is a trust or estate, enter the name and address of the trust or estate. Do not enter information relating to the fiduciary.

Note: If the transferor/seller is a partnership, an S corporation, or a trust or estate, please attach a schedule showing the name, identification number, and amount of the withholding allocated to each partner or member, S corporation shareholder, or beneficiary of the trust or estate.

For more definitions and rules, see the Instructions for Form N-288.

1999 Form N-288A (Rev. 1998)

STATE OF HAWAII — DEPARTMENT OF TAXATION

STATEMENT OF WITHHOLDING ON DISPOSITIONS BY NONRESIDENT PERSONS OF HAWAII REAL PROPERTY INTERESTS

Copy B — Send to Transferor/Seller. This information is being furnished to the State of Hawaii, Department of Taxation. See Instructions on back of this copy.

1.				
	Description and location of property t	ransferred (Include tax map	6. Transferor/Seller is:	
	key number)		☐ An individual or ☐ A partnership revocable living trust	
			☐ A corporation ☐ An S corporation	
2.	Date of transfer or installment	3. Amount realized	☐ A trust or estate ☐ Other (Specify)	
	payment date		7. If the transferor/seller is reporting the gain under the installmen method, check box	t
4.	Transferee/Buyer's identification no. (SSN or FEIN)		Transferor/Seller's identification no., (SSN or FEIN) (If none is available, one will be assigned.) B. Hawaii income tax with (Whole dollars only)	held
5.	Transferee/Buyer's name		●10. Name of transferor/seller (See Instructions before entering name)	
			VIO. Name of transferonsener (See Instructions before entering name)	
	Street address			
			Street address	
	City, state, and ZIP code			
	51. 3 , 51.11.5, 11.11 <u>1</u> .11 55.115		City, province or state, postal code, and country	
	THIS FORM IS TO E	BE USED FOR TRANSF	ERS OR PAYMENTS MADE IN 1999 ONLY.	
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	orm N-288A STAT Sev. 1998) DISPOSITIO HAWA Copy B — Se	WAII — DEPARTMENT OF T EMENT OF WITHHOLDIN NS BY NONRESIDENT P II REAL PROPERTY INTE	IG ON ERSONS OF	PACE
	υι παwaii, Dep		s information is being furnished to the State	
	•		is information is being furnished to the State instructions on back of this copy.	
1.	Description and location of property t	artment of Taxation. See li	nstructions on back of this copy. 6. Transferor/Seller is:	
1.	Description and location of property to key number)	artment of Taxation. See li	6. Transferor/Seller is:	
1.		artment of Taxation. See li	6. Transferor/Seller is: An individual or A partnership revocable living trust	
		artment of Taxation. See li	6. Transferor/Seller is: An individual or revocable living trust A corporation An S corporation	
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2.	Date of transfer or installment payment date	ransferred (Include tax map	6. Transferor/Seller is: An individual or A partnership revocable living trust A corporation A trust or estate Other (Specify)	t
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2.	Date of transfer or installment payment date Transferee/Buyer's identification no. (SSN or FEIN) Transferee/Buyer's name Street address	ransferred (Include tax map	6. Transferor/Seller is: An individual or revocable living trust A corporation A trust or estate 7. If the transferor/seller is reporting the gain under the installment method, check box 8. Transferor/Seller's identification no., (SSN or FEIN) (If none is available, one will be assigned.) 6. Transferor/Seller is: An S corporation Other (Specify) 7. If the transferor/seller is reporting the gain under the installment method, check box (Whole dollars only)	held

Instructions to Transferor/Seller

Generally, if you are a nonresident person that disposes of real property located in Hawaii, 5% of the amount realized must be withheld by the transferee/buyer. Even though tax may or may not have been withheld, you are required to file a Form N-15, N-20, N-30, N-35 or N-40 to report the sale or other disposition.

Instructions to Transferor/Seller

Generally, if you are a nonresident person that disposes of real property located in Hawaii, 5% of the amount realized must be withheld by the transferee/buyer. Even though tax may or may not have been withheld, you are required to file a Form N-15, N-20, N-30, N-35 or N-40 to report the sale or other disposition.

1999 Form N-288A (Rev. 1998)

STATE OF HAWAII — DEPARTMENT OF TAXATION STATEMENT OF WITHHOLDING ON DISPOSITIONS BY NONRESIDENT PERSONS OF

HAWAII REAL PROPERTY INTERESTS

Copy C — For Transferee's/Buyer's Records.

1.			
	Description and location of property to key number)	ransferred (Include tax map	6. Transferor/Seller is: ☐ An individual or ☐ A partnership revocable living trust
			☐ A corporation ☐ An S corporation
2.	Date of transfer or installment	3. Amount realized	☐ A trust or estate ☐ Other (Specify)
	payment date		7. If the transferor/seller is reporting the gain under the installment method, check box
4.	Transferee/Buyer's identification no. (SSN or FEIN)		Transferor/Seller's identification no., (SSN or FEIN) (If none is available, one will be assigned.) Whole dollars only)
5.	Transferee/Buyer's name		
			●10. Name of transferor/seller (See Instructions before entering name)
	Street address		
	on our duditoss		Street address
	City, state, and ZIP code		
			City, province or state, postal code, and country
	THE FORM IS TO I	DE LICED FOR TRANC	FERS OR PAYMENTS MADE IN 1999 ONLY.
	THIS FORM IS TO D	DE USED FOR TRANS	FERS OR PATMENTS MADE IN 1999 ONLY.
	Rev. 1998) DISPOSITIO	EMENT OF WITHHOLD NS BY NONRESIDENT II REAL PROPERTY INT	PERSONS OF
	Сору С –		
Description and location of property transferred (Include tax map		For Transferee's/Buyer	's Records.
1.	key number)		's Records. 6. Transferor/Seller is:
1.			6. Transferor/Seller is: ☐ An individual or ☐ A partnership
1.			6. Transferor/Seller is: An individual or A partnership revocable living trust
	key number)		6. Transferor/Seller is: An individual or A partnership revocable living trust A corporation An S corporation
		transferred (Include tax map	6. Transferor/Seller is: An individual or A partnership revocable living trust A corporation An S corporation A trust or estate Other (Specify) 7. If the transferor/seller is reporting the gain under the installment
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2 . 4 .	Date of transfer or installment payment date Transferee/Buyer's identification no. (SSN or FEIN)	transferred (Include tax map	6. Transferor/Seller is: An individual or revocable living trust A corporation An S corporation A trust or estate Other (Specify) 7. If the transferor/seller is reporting the gain under the installment method, check box 8. Transferor/Seller's identification 9. Hawaii income tax withheld
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2 . 4 .	Leave transfer or installment payment date Transferee/Buyer's identification no. (SSN or FEIN) Transferee/Buyer's name Street address	transferred (Include tax map	6. Transferor/Seller is: An individual or revocable living trust A corporation At rust or estate Other (Specify) 7. If the transferor/seller is reporting the gain under the installment method, check box ●8. Transferor/Seller's identification no., (SSN or FEIN) (If none is available, one will be assigned.) ●10. Name of transferor/seller (See Instructions before entering name)
2 . 4 .	Date of transfer or installment payment date Transferee/Buyer's identification no. (SSN or FEIN) Transferee/Buyer's name	transferred (Include tax map	6. Transferor/Seller is: An individual or revocable living trust A corporation An S corporation A trust or estate Other (Specify) 7. If the transferor/seller is reporting the gain under the installment method, check box 8. Transferor/Seller's identification no., (SSN or FEIN) (If none is available, one will be assigned.) 9. Hawaii income tax withheld (Whole dollars only) 10. Name of transferor/seller (See Instructions before entering name) Street address
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